



801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.ci.sammamish.wa.us

NOTICE OF A PUBLIC HEARING AND RECOMMENDATION
Pine Ridge Plat Revision – PLN2011-00042
Revision to Approved Preliminary Plat PLN2006-00088

Project File Number:	PLN2011-00042
Permit Classification:	Type 3
Applicant:	Windward Development
Date of Application:	10/27/11
Date of Notice of Completeness:	12/30/11
Date of Notice of Application:	01/06/12
Public Comment Period:	01/06/12 through 01/27/12
Project Description:	The applicant proposes a plat revision to modify hearing examiner's conditions of approval, specifically conditions 12 and 14 of the decision dated 4/18/08 approved under PLN2006-00088 that relate to access. Compliance with these conditions requires access to the adjacent tax parcel 1524069023 by constructing an off-site slope bank and reconfiguring the landowner's access off the new plat road. The adjacent landowner is not willing to grant permission for these conditions to be accomplished; therefore, the applicant is proposing a revision to the preliminary plat.
Project Location/Tax Parcel #:	4631 Issaquah-Pine Lake Road, Sammamish Tax Parcels: 1524069038, 1524069040, 1524069088
Other Permits Included:	Clearing & grading permit, right-of-way use permits, site development, and future building permits.
Existing Environmental Documents:	Critical Area Affidavit (09/18/06), SEPA Checklist (05/07/07), Critical Area Study & Wetland Mitigation Plan by Wetland Resources (09/19/07), Geotechnical Report by Associated Earth Sciences, Inc. (7/7/06) with Supplemental Letter (8/7/07), Traffic Impact Analysis by Gibson Traffic Consultants (April 2007).
SEPA Determination:	Determination of Non-Significance
SEPA Appeal Period:	02/07/08 through 02/28/08
Recommended Decision:	Approve with Conditions
Date of Recommended Decision:	March 14, 2012
Date of Public Hearing:	March 28, 2012
Time/Location of Public Hearing:	3:00 p.m. Sammamish City Hall 801 - 228th Avenue SE, Sammamish
Staff Member Assigned:	Mona Davis, Senior Planner

Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 228th Ave SE, (phone: 425-295-0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.